

## Imaged Certificate of Notice Page 1 of 3

United States Bankruptcy Court  
Eastern District of PennsylvaniaIn re:  
Regina N.K. Ndeto  
DebtorCase No. 15-18989-jkf  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Stacey  
Form ID: pdf900Page 1 of 1  
Total Noticed: 6

Date Rcvd: May 09, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 11, 2019.

db +Regina N.K. Ndeto, 424 Winfield Avenue, Upper Darby, PA 19082-2121  
cr +Citibank, N.A., as trustee for CMLTI Asset Trust, c/o Fay Servicing, LLC,  
3000 Kellway Dr. Ste 150, Carrollton, TX 75006-3357Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
smg E-mail/Text: megan.harper@phila.gov May 10 2019 02:40:52 City of Philadelphia,  
City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,  
Philadelphia, PA 19102-1595smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us May 10 2019 02:40:16  
Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,  
Harrisburg, PA 17128-0946smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov May 10 2019 02:40:35 U.S. Attorney Office,  
c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404  
cr +E-mail/Text: duffyk@co.delaware.pa.us May 10 2019 02:41:02 Delaware County Tax Claim Bureau,  
Government Center, 201 W. Front Street, Media, PA 19063-2708

TOTAL: 4

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 11, 2019

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 9, 2019 at the address(es) listed below:

ALEXANDRA T. GARCIA on behalf of Creditor LSF9 Master Participation Trust ecfmail@mwclaw.com,  
ecfmail@ecf.courtdrive.com  
CELINE P. DERKRIKORIAN on behalf of Creditor LSF9 Master Participation Trust  
ecfmail@mwclaw.com  
DAVID NEEREN on behalf of Creditor Palm Avenue Hialeah, LLC dneeren@udren.com,  
vbarber@udren.com  
JOHN ERIC KISHBAUGH on behalf of Creditor ARPCPE Holding, LLC jkishbaugh@udren.com,  
vbarber@udren.com  
KEVIN G. MCDONALD on behalf of Creditor ARPCPE Holding, LLC bkgroup@kmlawgroup.com  
KEVIN G. MCDONALD on behalf of Creditor ARPCPE HOLDING, LLC. bkgroup@kmlawgroup.com  
LEONARD B. ALTIERI, III on behalf of Creditor Delaware County Tax Claim Bureau  
laltieri@toscanigillin.com  
POLLY A. LANGDON on behalf of Trustee FREDERICK L. REIGLE ecfmail@readingch13.com,  
ecf\_frpa@trustee13.com  
SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com, ecf\_frpa@trustee13.com  
TIMOTHY ZEARFOSS on behalf of Debtor Regina N.K. Ndeto tzearfoss@aol.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 11

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Regina N.K. Ndeto		
	Debtor	CHAPTER 13
ARCPE HOLDING, LLC		
	Movant	
vs.		
Regina N.K. Ndeto		NO. 15-18989 JKF
	Debtor	
Frederick L. Reigle Esq.		
	Trustee	11 U.S.C. Sections 362 and 1301

**ORDER**

AND NOW, this 8th day of May, 2018 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 305 Fairfield Avenue, Upper Darby, PA 19082 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed in lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of



United States Bankruptcy Judge.

Jean K. FitzSimon

Regina N.K. Ndeto  
424 Winfield Avenue  
Upper Darby, PA 19082

Timothy Zearfoss Esq.  
143-145 Long Lane (VIA ECF)  
Upper Darby, PA 19082

Frederick L. Reigle Esq.  
2901 St. Lawrence Avenue (VIA ECF)  
P.O. Box 4010  
Reading, PA 19606

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701 Market Street  
Philadelphia, PA 19106-1532